070.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	661,300	/	661,300
USE VALUE:	661,300	/	661,300
ASSESSED:	661,300	/	661,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRACHAN LEONARD JR
Owner 2:	PORRO IRENE
Owner 3:	
Street 1:	4 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FILLIOS JEAN -
Owner 2:	-
Street 1:	4 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Aluminum Exterior and 1401 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7601.000	253,000		408,300	661,300
Total Card	0.174	253,000		408,300	661,300
Total Parcel	0.174	253,000		408,300	661,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.02 | /Parcel: 472.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44632

GIS Ref

GIS Ref

Insp Date 11/07/18

!5982!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,000	0	7,601.	408,300	661,300		Year end	12/23/2021
2021	101	FV	243,900	0	7,601.	408,300	652,200		Year End Roll	12/10/2020
2020	101	FV	243,900	0	7,601.	408,300	652,200	652,200	Year End Roll	12/18/2019
2019	101	FV	203,400	0	7,601.	379,100	582,500	582,500	Year End Roll	1/3/2019
2018	101	FV	203,400	0	7,601.	379,100	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	203,400	0	7,601.	332,400	535,800	535,800	Year End Roll	1/3/2017
2016	101	FV	203,400	0	7,601.	303,300	506,700	506,700	Year End	1/4/2016
2015	101	FV	202,400	0	7,601.	268,300	470,700	470,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:06:17

LAST REV

Date	Time
04/29/19	10:57:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5982

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FILLIOS JEAN	35533-162		5/24/2002		382,000	No	No		
	15272-518		10/1/1983		123,000	No	No		Y

USER DEFINED

Prior Id # 1:	44632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2012	334	Manual	5,400	C				reface step w/ sto
12/7/2011	1581	Manual	8,517	C				construct stone st
6/28/2004	569	Manual	8,214					re shingle

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	345	PATRIOT
8/14/2002	MLS	MM	Mary M
3/31/2000	Inspected	263	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7601		Sq. Ft.	Site		0	70.	0.77	12			Med. Tr	-10					408,259						408,300	

Total AC/HA:	0.17449	Total SF/SM:	7601	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,259	Spl Credit		Total:	408,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	94800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343740
Depreciation:	90747
Depreciated Total:	252993

COMMENTS

SUMP PUMP/SCUTTLE/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

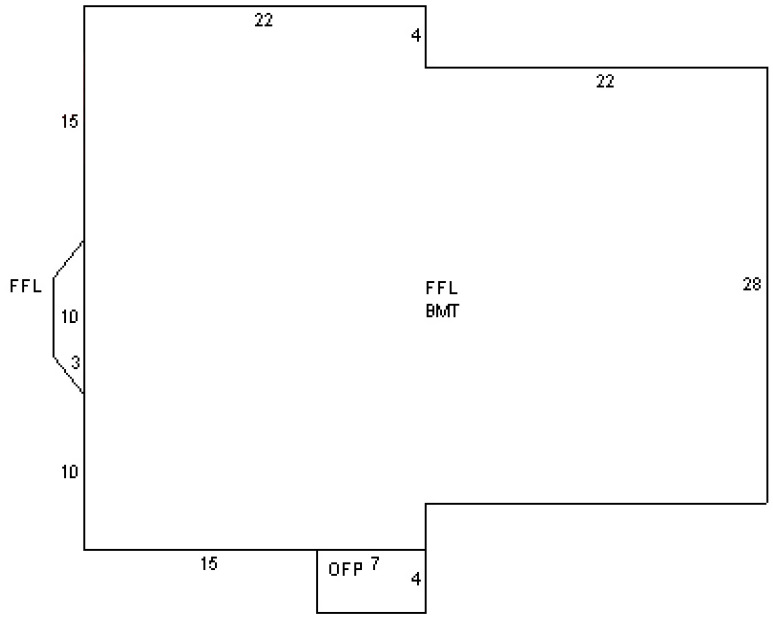
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.34
Special Features:	0	Val/Su Net:	89.88
Final Total:	253000	Val/Su SzAd	180.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,401	136.340	191,007
BMT	Basement	1,386	40.900	56,689
OFP	Open Porch	28	44.440	1,244
	Net Sketched Area:	2,815	Total:	248,940
Size Ad	1401	Gross Area	2815	FinArea 1401

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

070.0-0001-0004.0

IMAGE

AssessPro Patriot Properties, Inc